



TROWELL COTTAGE AND SHOP

*Barrington
& Company*

TROWELL COTTAGE AND SHOP, POUND STREET, PETWORTH, WEST SUSSEX, GU28 0DX.

An attached period cottage and self contained shop premises, conveniently situated with south facing courtyard garden and a gate onto the town car park.

Cottage with Entrance hall: Sitting room: Kitchen/dining room: Shower room: Two double bedrooms: Gas fired central heating: Garden store:
South facing courtyard garden: Self contained shop fronting onto Pound Street:

DIRECTIONS:

A blue gate in the northwest corner of the Pound Street car park leads directly into the garden of the cottage.

SITUATION:

The building fronts onto Pound Street with a door to the shop and steps up to the cottage garden which has also another access from the town car park. The attractive old market town of Petworth is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class deli and shops catering for most everyday needs. State schools in the area include Petworth Primary and Midhurst Rother College. Private schools include Seaford College, Dorset House and Conifers. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood.

Communications with London are surprisingly easy with mainline stations at Haslemere (approx.10 miles, Waterloo 60 minutes) and Pulborough (approx..5 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive.

DESCRIPTION:

This attractive Grade II listed building comprises a cottage above a self contained shop. The property has elevations of stone and brick under a clay tiled roof.





Features include exposed beams, pine ledged and braced doors and stripped pine boarding. A gate from the carpark (under licence from local authority) through an old stone wall leads to a south facing courtyard garden. The front door opens to a hall with gas fired central heating boiler and on into the kitchen/dining room which has a range of floor and wall units, a shelved larder cupboard and space for appliances. The shower room has a corner shower, W.C. and wash basin. The double aspect sitting room has an understairs cupboard and an open fireplace presently fitted with an electric fire. Stairs rise to the first floor landing with hatch to loft and two double bedrooms, both are double aspect and have fitted cupboards. The shop comprises good window frontage, 2 rooms and cloakroom.

OUTSIDE:

On the south side of the cottage there is an attractive courtyard garden which is mainly paved and fenced on two sides with an old stone wall on the third side. Steps lead down to Pound Street where there is a small garden store room.

SERVICES:

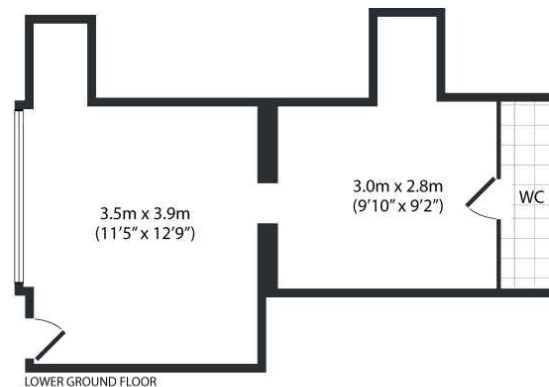
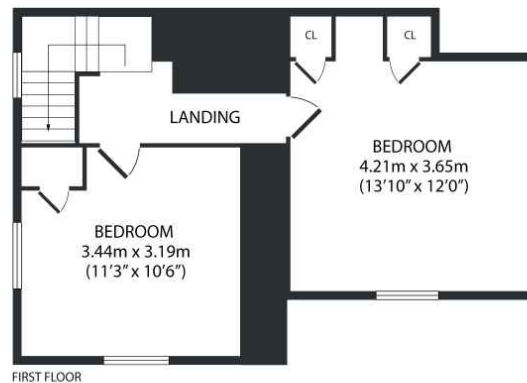
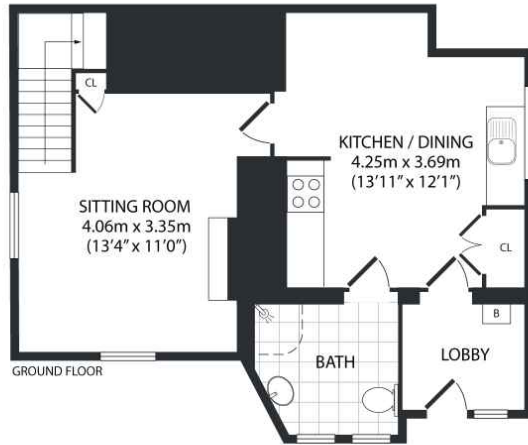
Mains gas, water, electricity and drainage.

Gas fired central heating. (Cottage)

COUNCIL TAX BAND: C:

SHOP RATEABLE VALUE: £3,700 PA

(small business rate relief may apply)



Total area : approx. 127.4 sq. meters (1371 sq. feet)

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

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